

705 BLUFF ROAD

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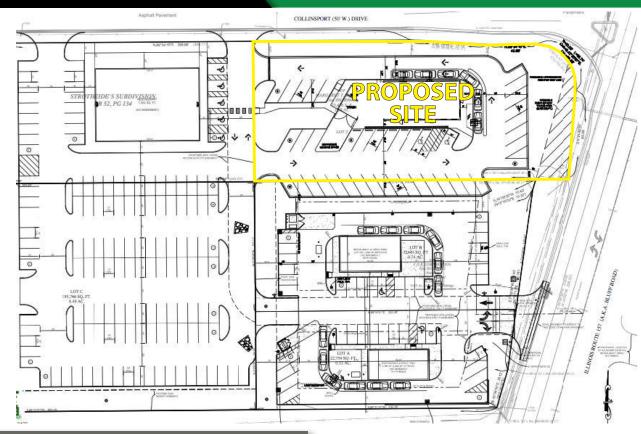
SITE PLAN & DEMOGRAPHICS

POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
3 MILE	<u>3 MILE</u>	3 MILE
30,330	12,677	\$76,425
5 MILES	<u>5 MILES</u>	<u>5 MILES</u>
58,202	23,381	\$84,694
10 MILES	10 MILES	10 MILES
266,691	105,131	\$83,765

VIEW & DOWNLOAD:

DEMO REPORT



- OWNER WILL OFFER GROUND LEASE OR BUILD-TO-SUIT
- NORTH OF EASTPORT PLAZA NEAR 1-55/I-70 INTERCHANGE
- 228' FRONTAGE ON BLUFF ROAD (HIGHWAY 157)
- ZONED HP-1 (HOSPITALITY PARK DISTRICT)
- SITE WILL BE FILLED TO GRADE
- UTILITIES AT SITE AND DRIVE LANE ALREADY INSTALLED
- PROPOSED ENTERPRISE ZONE



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MARKET AERIAL

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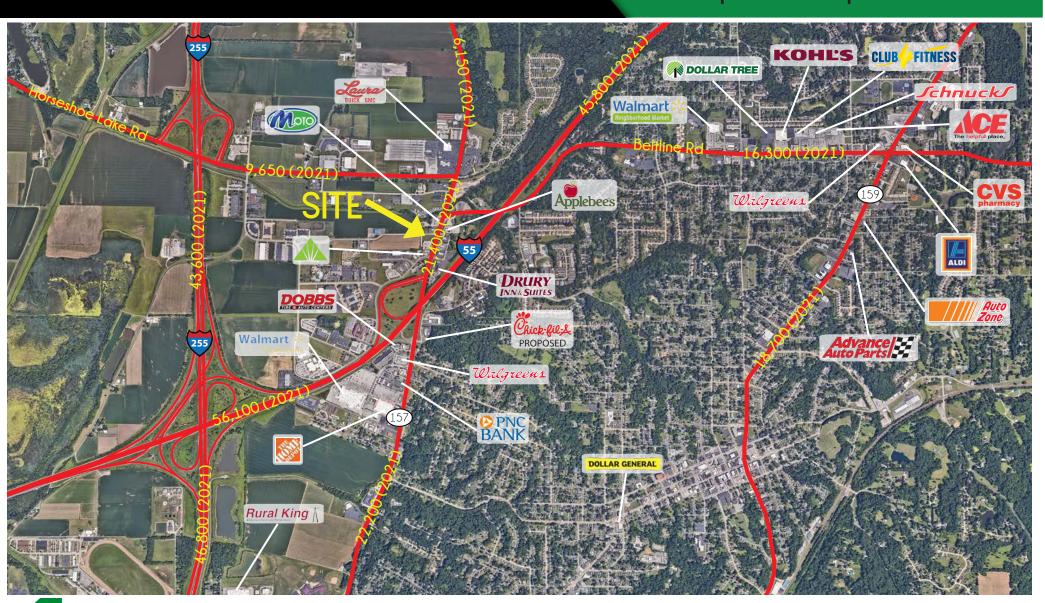
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